



DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: (860) 561-7555 FAX: (860) 561-7504
www.westhartford.org

PERMIT APPLICATION FOR INLAND WETLANDS & WATERCOURSES
ACTIVITY: (check one of the following)

☒ MAP AMENDMENT ☐ REGULATED ACTIVITY

File # 1062 Application Fee \$640 Surcharge Fee \$60 Date Received 2.17.17

Street Address of Proposed Application: 178 Westmont

Zone: R-20 Acreage/Lot Area 0.84 Parcel/Lot# 6081/178

Applicant's Interest in Property: _____

Applicant is responsible for development of property

Brief Description of Proposed Activity: _____

An amendment to the existing wetland map based on an on-site soil survey prepared by a professional soil scientist.

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. *Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)*

188 Westmont Lot B LLC

Record Owner's Name

188 Westmont

Street

W. Hartford CT 06117

City State Zip

Telephone # _____

Contact Person:

Sal Leone

Name

169 Rutledge Road

Street

Wethersfield CT 06109

City State Zip

860-830-5756

leoneconstruction@gmail.com

Telephone # _____

E-Mail _____

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Sal Leone

Applicant's Name

169 Rutledge Road

Street

Wethersfield CT 06109

City State Zip

860-830-5756

Telephone # _____

Applicant's Signature

Signature of Owner/Authorized Agent



REPORT DATE: February 16, 2017
PAGE 1 OF 3

REMA ECOLOGICAL SERVICES, LLC

164 East Center Street, Suite 8
Manchester, CT 06040
860.649.REMA (7362)

ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT

PROJECT NAME & SITE LOCATION:

+/- 0.84 acres (Lot B)
178 Westmont Street
West Hartford, CT

REMA Job No.: 14-1747-WHT22

Field Investigation Date(s): 1/12/16

Field Investigation Method(s):

- ☒ Spade and Auger
☐ Backhoe Test Pits
☐ Other: _____

REPORT PREPARED FOR:

Leone Construction, LLC
169 Rutledge Road
Wethersfield, CT 06109
Attn: Mr. Sal Leone

Field Conditions:

Weather: Mostly cloudy, 30s
Soil Moisture: moderate-high
Snow Depth: none
Frost Depth: none

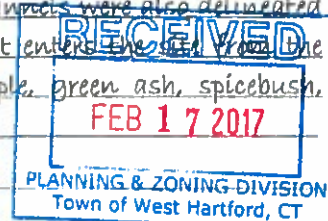
Purpose of Investigation:

- ☒ Wetland Delineation/Flagging in Field
☐ Wetland Mapping on Sketch Plan or Topographic Plan
☐ High Intensity Soil Mapping by Soil Scientist
☒ Medium Intensity Soil Mapping from *The Soil Survey of Connecticut* Maps (USDA-NRCS)
☐ Other: _____

Base Map Source: CT Soil Survey web; USDA-NRCS (attached)

Wetland Boundary Marker Series: RES-A-1 to RES-A-12 (closed line), RES-1A-1 to RES-1A-5 (closed loop), and RES-A-100 to RES-106 (closed loop); IWC-1 to IWC-2, IWC-100 to IWC-102, IWC-200 to IWC-204, IWC-300 to IWC-301, and IWC-300' (tied to IWC-202) (IWC=intermittent watercourses).

General Site Description/Comments: The "the study area" or "site" is a roughly 0.84-acre, residentially-zoned parcel, northerly and westerly of Westmont Street, in West Hartford. In its present state the parcel is predominately wooded. A roughly 25-foot wide easement, in favor of the MDC, runs along the parcel's westerly boundary. The soils within the study area are mostly undisturbed in nature, and are derived from glacial till (i.e. unstratified sand, silt & rock). The disturbed upland and wetland soils are identified as the Udorthents (306) and Aquents (306w) soil mapping units, respectively. The undisturbed upland soils are the Wethersfield (88), and the Ludlow (40) soil series, while the undisturbed wetlands soils belong to the Wilbraham and Menlo (6) soil series complex. Regulated wetlands within the parcel include three relatively small areas, the largest one of which is a partially disturbed area up against the roadway embankment, in part created by roadway construction. One of these wetland areas is a minor seasonal seep that also receives discharge from the footing drain of an adjacent residential lot to the west. Several intermittent watercourse channels were also delineated at the parcel, connecting the aforementioned wetland areas, and includes one that enters the site from the northwest. Dominant vegetation associated with the wetlands includes red maple, green ash, spicebush, multiflora rose, sedges, skunk cabbage, and purple willow herbs, to name a few.



ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT (CONTINUED)

PROJECT NAME & SITE LOCATION: +/- 0.84 acres (Parcel B)
178 Westmont Street, West Hartford, CT

SOIL MAP UNITS**Upland Soils**

Wethersfield loam (88). The Wethersfield series consists of deep, well drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till from Triassic materials. They are nearly level to steeply sloping soils on till plains, low ridges and drumloidal landforms. The soils developed in glacial till derived mainly from reddish Triassic sandstone, conglomerate and shale with some basalt. Typically, these soils have a dark brown loam surface layer 8 inches thick. The subsoil from 8 to 25 inches is reddish brown loam. The substratum from 25 to 60 inches is reddish brown, firm fine sandy loam.

Ludlow loam (40). The Ludlow series consists of deep, moderately well drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till from Triassic materials. They are nearly level to strongly sloping soils on till plains, low ridges and drumloidal landforms. The soils developed in glacial till derived mainly from reddish Triassic sandstone, conglomerate and shale with some basalt. Typically, these soils have a dark brown silt loam surface layer 8 inches thick. The subsoil from 8 to 26 inches is reddish brown loam that is mottled in the lower part. The substratum from 26 to 60 inches is reddish brown, mottled, very firm fine sandy loam.

Udorthents (306). This soil mapping unit consists of well drained to moderately well drained soils that have been altered by cutting, filling, or grading. The areas either have had two feet or more of the upper part of the original soil removed or have more than two feet of fill material on top of the original soil. Udorthents or Made Land soils can be found on any soil parent material but are typically fluvial on glacial till plains and outwash plains and stream terraces.

Wetland Soils

Menlo silt loam (6). This series consists of deep, very poorly drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till from Triassic materials. They are nearly level to gently sloping soils located in drainage ways and low lying positions on till plains, low ridges and drumloidal landforms. The soils developed in glacial till derived mainly from reddish Triassic sandstone, conglomerate and shale with some basalt. Typically, these soils have 3 inches of black muck on top of the surface layer. The surface layer from 0 to 5 inches is black silt loam. The upper part of the subsoil from 5 to 8 inches is gray, mottled silt loam; and the lower part of the subsoil from 8 to 23 inches is red, mottled loam. The substratum from 23 to 60 inches is reddish brown, mottled, very firm gravelly loam.

Wilbraham silt loam (6). This series consists of deep, poorly drained soils formed in a coarse-loamy mantle underlain by firm, compact glacial till from Triassic materials. They are nearly level to sloping soils located in drainage ways and low lying positions on till plains, low ridges and drumloidal landforms. The soils have developed in glacial till derived mainly from reddish Triassic sandstone, conglomerate and shale with some basalt. Typically, these soils have a dark brown silt loam surface layer 8 inches thick. The subsoil from 8 to 25 inches is reddish brown, mottled silt loam. The substratum from 26 to 60 inches is reddish brown, mottled, very firm fine sandy loam.

ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT (CONTINUED)

PROJECT NAME & SITE LOCATION: +/- 0.84 acres (Parcel B)
178 Westmont Street, West Hartford, CT

SOIL MAP UNITS

Aquents (306w). This soil map unit consists of poorly drained and very poorly drained, disturbed land areas. They are most often found on landscapes which have been subject to prior filling and/or excavation activities. In general, this soil map unit occurs where two or more feet of the original soil surface has been filled over, graded or excavated. The Aquents are characterized by a seasonal to prolonged high ground water table and either support or are capable of supporting wetland vegetation. Aquents are recently formed soils which have an aquic moisture regime. An aquic moisture regime is associated with a reducing soil environment that is virtually free of dissolved oxygen because the soil is saturated by groundwater or by water of the capillary fringe. The key feature is the presence of a ground water table at or very near to the soil surface for a period of fourteen days or longer during the growing season.

Any accompanying soil logs and soil maps, and the on-site soil investigation narrative are in accordance with the taxonomic classification of the National Cooperative Soil Survey of the USDA Natural Resource Conservation Service, and with the Connecticut Soil Legend (DEP Bulletin No.5, 1983), as amended by USDA-NRCS. Jurisdictional wetland boundaries were delineated pursuant to the Connecticut General Statutes (CGS Sections 22a-36 to 22a-45), as amended. The site investigation was conducted and/or reviewed by the undersigned Registered Soil Scientist(s) [registered with the Society of Soil Scientists of Southern New England (SSSSNE) in accordance with the standards of the Federal Office of Personnel Management].

Respectfully submitted,

REMA ECOLOGICAL SERVICES, LLC



George T. Logan, MS, PWS, CSE
Registered Professional Soil Scientist
Field Investigator/Senior Reviewer

Soil Map—State of Connecticut
(178 Westmont Street, West Hartford, CT)



Soil map may not be valid at this scale.

Map Scale: 1:2,430 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

Map Unit Legend

State of Connecticut (CT600)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6	Wilbraham and Menlo soils, 0 to 8 percent slopes, extremely stony	6.6	25.2%
78C	Holyoke-Rock outcrop complex, 3 to 15 percent slopes	0.2	0.8%
88B	Wethersfield loam, 3 to 8 percent slopes, very stony	3.6	13.9%
88C	Wethersfield loam, 8 to 15 percent slopes, very stony	15.8	60.1%
Totals for Area of Interest		26.2	100.0%

**Town of West Hartford
Conservation and Environment Commission
Meeting Minutes
February 27, 2017, 7:00 PM
Town Hall, Room 314**

Roll Call: Commissioners Jessica Schaeffer-Helmecki, Stephanie Wnuck, Ryan Langan, Chen Lu and Matt Macunas were in attendance.

Old Business: Ryan Langan offered a motion to approve the minutes from the January 2017 meeting, which was seconded Chen Lu and approved unanimously.

New Business:

- 1) **180 Wood Pond Road- Application (IWW #1058)** of Penfield Jarvis, Trustee, R.O. (James A. Thompson, Engineer) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an on-site soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on February 6, 2017. Required public hearing scheduled for March 6, 2017.)
- 2) **180 Wood Pond Road- Application (IWW #1059)** of Penfield Jarvis, Trustee, R.O. (James A. Thompson, Engineer) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse. The application proposes the demolition of the existing home and construction of new home with an approximately 3,878 s.f. foot and associated site improvements including expanded driveway and patio areas. The entire parcel lies within the 150' upland review area. (Submitted for IWWA receipt on February 6, 2017. Determined to be potentially significant and set for public hearing on March 6, 2017.)

Representing the Applicant for items 1 and 2, above, were Jim Thompson of Buck and Buck, LLC, and engineering firm in Hartford, CT, and Michael Klein of Environmental Planning Services, a Wetland, Biological and Soil Sciences firm in West Hartford, CT.

The Applicant proposes to demolish the existing home and to construct a new single-family residence in the same place as the existing home with essentially the same footprint. The new home will cover approximately 7% of the lot (below the 30% maximum allowed). Applicant also proposes abandonment of the two existing septic tanks, connection to town sewer system, installation of a geothermal closed loop system (3 wells to be drilled), installation of a generator, reinforcement of the shoreline retaining wall (brownstone), and construction of a rain garden to capture surface and roof runoff. The new house will be located 30 feet from Woodridge Lake and 50 feet from the watercourse line to the south.

The entire property is located within the upland review area. There is an intermittent watercourse along the south property line. No activity will occur in the Lake, wetland, or watercourse areas. Applicant proposes to use double silt fencing with straw wattle and a temporary slurry pit for the geothermal well drilling.

Applicant's proposed rain garden will eliminate untreated storm water discharge into Woodridge Lake, will require less maintenance than retention basins, and will function year-round.

Applicant stated that portions of the existing brownstone retaining wall along the lake have deteriorated. In those areas, Applicant proposes reinforcing the bank with coir fiber logs with live willow, alder and dogwood shrubs to prevent additional erosion.

The CEC expressed no concerns with applications 1 and 2, above.

- 3) **660 Mountain Road- Application (IWW #1060)** of Gledhill Nursery, Inc., Record Owner, (Kevin Solli, P.E.) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an on-site soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on February 6, 2017. Special Meeting scheduled for March 22, 2017.)
- 4) **660 Mountain Road- Application (IWW #1061)** of Gledhill Nursery, Inc., Record Owner, (Kevin Solli, P.E.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area (the Hart Meadow Brook). The application proposes the redevelopment of the exiting nursery including the demolition of the nursery building and the construction of fifteen new residential dwelling units and associated site improvements. The existing single-family residential dwelling is to remain for a total of sixteen residential units. (Submitted for IWWA receipt on February 6, 2017. Determined to be potentially significant and scheduled for a Special Meeting on March 22, 2017.)

Representing the Applicant for items 3 and 4, above, were Kevin Solli, PE of Solli Engineering in Monroe, CT, and Michael Klein of Environmental Planning Services, a Wetland, Biological and Soil Sciences firm in West Hartford, CT.

Applicant stated that most of the 9-acre site is gravel covered, has experienced substantial development and impact to regulated areas since the 1950s, has no native vegetation, and includes the Hart Meadow Brook (which runs west to east along the northern border of the property) and regulated wetland areas associated with watercourse.

Applicant proposes to demolish the existing structures, gravel cover, and the paved roadway on the north side of Hart Meadow brook. Impervious surface area is estimated to fall from the existing 3-acres to approximately 1½ acres. While approximately 2,000 cubic yards of gravel and other materials will be removed, applicant expects a net import of topsoil and materials to support grading and new plantings. All invasive and non-native vegetation is to be replaced with native trees, shrubs, and wetland herbs. The areas around Hart Meadow Brook will be reinforced with vegetated swale to significantly reduce runoff and act as a buffer along the northern property line and homes on Fairfield Road.

Applicant stated that most of the property is located within the upland review area. Delineated wetland areas are located in the center-south portion (2 existing ponds, one of which is manmade), in the northeast corner associated with Hart Meadow Brook (including the first discharge of the brook), and in the southeast corner (the second discharge of the brook).

Applicant proposes to join the two center-south wetland areas/ponds with a new stream connection, expanding the north wetland pond and replant with native wetland species. Retaining walls, gravel, and debris will be removed and replaced with native species and stabilized with biodegradable erosion control blankets. The eastern wetland and watercourse areas will also be reinforced with re-graded and native plantings, while existing footbridges and other dilapidated structures are removed.

The CEC expressed no concerns with applications 3 and 4, above.

- 5) **178 Westmont – Application (IWW # 1062)** of 188 Westmont Lot B LLC, Sal Leone, Record Owner/Applicant, (Darin Lemire, P.E.) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an on-site soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on March 6, 2017.)
- 6) **178 Westmont - Application (IWW # 1063)** of 188 Westmont Lot B LLC, Sal Leone, Record Owner/Applicant, (Darin Lemire, P.E.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The application proposes the construction of a new home with an approximately 3172 s.f. footprint and associated site improvements including a driveway, 220 LF of precast concrete wall, and the creation of three (3) wetland mitigation areas. (Submitted for IWWA receipt on March 6, 2017.)

Representing the Applicant for items 5 and 6, above, were Darin Lemire, PE, of Freeman Companies in Hartford, CT, and George Logan, of REMA Ecological Services, LLC, in Manchester, CT.

The Applicant proposes to build a new single-family home of approximately 3,172 square feet on two of the three regulated wetland areas (Wetland A and Wetland B) on the property. The three regulated wetland areas on the property would be relocated and/or reinforced according to the Applicant's plans.

Wetlands A, B, and C comprise 3,197 square feet, with Wetland C totaling 2,190 square feet, according to the Applicant. Offsite wetlands and an intermittent watercourse currently flow into Wetland B to Wetland C. Applicant concludes that Wetlands A and B are transitional in nature and are too small to be assessed for wetland functions and values using U.S. Army Corps of Engineers' standards and, therefore, proposes filling them in.

Applicant states that 1,070 square feet of regulated wetlands would be impacted, along with 435 linear feet of watercourse. Applicant would replace or re-establish Wetlands A and B in the south and southwest portions of the property; Wetland C would be reinforced with a mitigation area to its immediate west. Applicant proposes 2,805 square feet of Wetland Habitat Creation and creating 435 linear feet of watercourse to mitigate any impact to the existing wetlands and watercourse.

The Applicant's plan envisions the new watercourse and Wetlands A & B to handle flows from the offsite wetland and intermittent watercourse, enabling surface and groundwater to flow from Wetland B to Wetland C via a new culvert under the new driveway. Reinforcements around Wetland C would reduce overflows into and across Westmont Street.

A retention wall measuring up to ten feet high would be constructed along some of the north, most of the west, and a small portion of the south side of property between the new home and the new watercourse and Wetland Mitigation areas.

The CEC expressed concerns with Applications 5 and 6 because of the proposed plans to build directly on top of regulated Wetlands. The proposed map amendment is based on site conditions over multiple observations and would shrink a previous wetlands delineation tied to original 2014 plans for site construction; the amendment thus shrinks the total area that may be adversely affected by the development compared to the previous delineation which would be larger. The CEC did not make recommendations to the Applicant. The CEC notes that these are regarded as low-performing wetlands whose existence can be largely attributed to previous developments on abutting properties, and the Applicant has made efforts to devise a solution that engineers new watercourse flows. We nonetheless find that the proposed activities would have adverse impact on existing wetlands.

Adjournment motioned by Langan, seconded by Wnuck.